

# VF

# Spawood Plaza

2031 Doubleday Ave, Ballston Spa, NY 12020



Vanguard-Fine, LLC is pleased to announce that 1,200 SF is now available for lease in Spawood Plaza in Ballston Spa. The site is in the heart of the retail corridor of the Village of Ballston Spa, NY in Saratoga County. Saratoga County is the fastest growing county in New York State. The center is located adjacent to the Ocean State Job Lots center, a free standing CVS and Aldi. The co-tenants of the center include First Niagara Bank, Subway, State Farm Insurance and EasyHome.

**For Lease: \$14.00 NNN**

**Available: 1,200 SF**

**1 mile      3 mile      5 mile**

**Population:**  
5,043      16,509      31,067

**Med. HH Inc.**  
\$46,130      \$57,025      \$59,092

**Kenneth Brownell**

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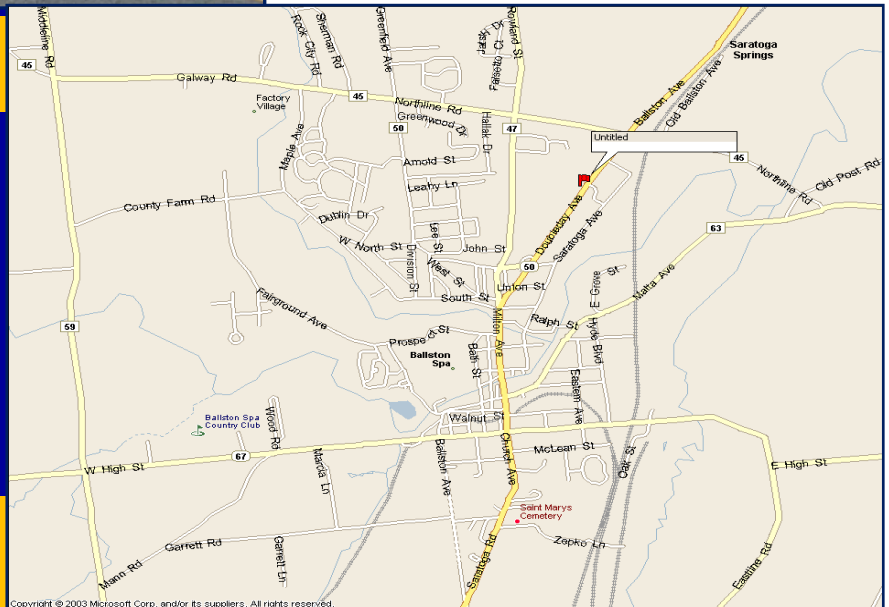


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*This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant.*



MLS #



